

Lot 17

Montrose Court,
37, 37a, 38 & 38a Montrose Avenue,
Slough, Berkshire SL1 4TN

***Guide: £40,000**
Freehold Ground Rent Investment
with 4 Valuable Reversions
In same ownership for over 30 years



SITUATION

Located close to the junction with Farnham Road in this mixed commercial and residential area conveniently located less than 1½ miles from Slough Town Centre and Slough Station (Mainline Rail). Slough is a popular and prosperous town located approximately 8 miles from Heathrow and approximately 20 miles west of Central London, enjoying excellent road access via the M4 (Junction 6).

PROPERTY

A modern purpose built detached residential building comprising **4 Self-Contained Flats** planned on ground and first floors together with a **Parking Area** for 5 vehicles.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 37, 37a, 38 & 38a and 5 Parking Spaces	4 Flats Each Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC 5 Parking Spaces	Various	Each 99 years from 1st August 1987	£606.33 (Flat 37 – £226.75 p.a., Flat 37a – £100 p.a., Flat 38 – £175.15 p.a., Flat 38a – £104.43 p.a.) Total: £606.33	FRI by way of service charge. 4 Valuable Reversions in approx. 65¼ years.

¹Not inspected by Barnett Ross. Accommodation provided by Vendor.

£606.33 p.a.
plus 4 Valuable Reversions

The Surveyors dealing with this property are
John Barnett and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Lawrence Stephens Limited
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